

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 57 TO LEASE NO. GS-11B-10258	DATE DEC 1 2010
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ADDRESS OF PREMISES Metro II  
3700 East West Highway  
Hyattsville, MD 20782

THIS AGREEMENT, made and entered into this date by and between  
Prince George Center II, LLC.  
Suntrust Bank  
whose address is: 14401 Sweitzer Laue  
Landover, MD 20782

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

COMPARISON YEAR (FY)	CY 2010	\$1,311,101.88
BASE YEAR	CY 1992	\$412,442.50
TOTAL INCREASE		\$898,659.38
PERCENTAGE OF GOVERNMENT OCCUPANCY		99.40%
TAX INCREASE DUE LESSOR		\$893,267.42

The Lessor is entitled to a one-time lump sum payment in the amount of **\$893,267.42**  
payable in arrears. This amount shall be paid with your next rent check:  
Prince George Center II, LLC.  
Suntrust  
14401 Sweitzer Laue  
Laurel, MD 20707

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Prince George Center II, LLC.

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF  
\_\_\_\_\_  
(Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA

BY  Contracting Officer, GSA, NCR, PBS, Potomac  
(Official Title)